

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
2nd DAY OF APRIL 2013**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 1:00 p.m. on the 2nd day of April 2013, at the place and date duly established for holding of such a meeting.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:10 p.m. Roll call was taken.

Madame Chair Christine Johnson - present
Theodore Ellington – present
Marily Mondejar – present
Vice-Chair Mara Rosales - present
Darshan Singh – present

2. Announcements

Madame Secretary Jones read announcements regarding the following:

- A. The next regularly scheduled Commission meeting will be held on Tuesday, April 16, 2013 at 1:00 p.m. at City Hall, Room 416.
- B. Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting.
- C. Announcement of Time Allotment for Public Comments.

3. Report on actions taken at previous Closed Session meeting, if any – None.

4. Matters of Unfinished Business – None.

5. Matters of New Business:

CONSENT AGENDA - None.

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- a) Approval of Minutes: Regular Meeting of February 19, 2013

PUBLIC COMMENT

Speakers: Ace Washington

Mr. Washington expressed his concern for community reform in San Francisco and expressed his hope that African-Americans will become more involved with Commission activities.

Commissioner Singh motioned to move this item and Commissioner Ellington seconded this item.

Madame Secretary Jones called for a voice vote on this item.

Commissioner Ellington - yes

Mondejar – yes

Rosales – yes

Singh – yes

Johnson - yes

ADOPTION: IT WAS VOTED BY 5 COMMISSIONERS AND UNANIMOUSLY CARRIED THAT THE MINUTES FOR THE SPECIAL MEETING OF FEBRUARY 19, 2013, BE ADOPTED.

REGULAR AGENDA

Madame Chair Johnson announced that Items 5 (b) and 5 (c) would be discussed together and voted on separately.

- b) Authorizing a First Amendment to the Master Lease with the U.S. Department of the Navy for Parcel B, to extend the term from October 2, 2011 to the earlier of June 30, 2016 or upon the conveyance of Parcel B to the Office of Community Investment and Infrastructure; Hunters Point Shipyard Redevelopment Project Area. (Discussion and Action) (Resolution No. 7-2013)
- c) Authorizing a Second Amendment to the Personal Services Contract with Treadwell & Rollo, a Langan Company, a New Jersey corporation, to extend the contract term on a month to month basis for up to twelve months, for the period December 20, 2012 through December 19, 2013, unless terminated earlier by the Executive Director, to enable continued environmental technical services in connection with; (1) the Phase 1 development at the Hunters Point Shipyard and (2) the remediation and transfer of property at the Hunters Point Shipyard from the U.S. Department of the Navy to the Successor to the former San Francisco Redevelopment Agency; Hunters Point Shipyard Redevelopment Project Area. (Discussion and Action) (Resolution No. 8-2013)

Presenters: Tiffany Bohee, Executive Director; Thor Kaslofsky, Hunters Point Shipyard Project Manager; Dorinda Shipman, Treadwell & Rollo

PUBLIC COMMENT

Speakers: Scott Madison, Hunters Point Shipyard CAC; Ace Washington

Mr. Madison stated that both amendments had been reviewed by the CAC and that the Hunters Point Shipyard CAC was in support of both amendments.

Mr. Washington expressed his wish for community reform and outreach and more African-American involvement in Commission activities.

Commissioner Ellington inquired whether the October 2, 2011 date was the expiration date of the last agreement and also requested more work history information about Treadwell & Rollo.

Mr. Kaslofsky responded in the affirmative regarding the question about expiration date.

Ms. Shipman responded to the second request. She stated that Treadwell & Rollo had worked with the City and the former Redevelopment Agency on the Hunters Point Shipyard since 1999 when they were chosen by the Department of Public Works to do a probabilistic cost estimate. The Navy had come to the city with a proposal of early transfer with an offer of \$13 million to complete their remediation work and the Presidio had accepted an early transfer with the Army for \$100 million to complete their remediation. The developer had stated that on their end the estimate was more like \$300 million. Ms. Shipman explained that Treadwell & Rollo provided a probabilistic estimate that took into account the uncertainty in the Navy's completed remediation to that date and came up with a range of cost with a probable cost, including costs for Parcels B, C, & D of \$240 million. That enabled the City to decide to not go forward with the early transfer at that time and also provided information that insurance companies could look at to judge how such an early transfer would have been covered by insurance. Ms. Shipman added that since that time, Treadwell & Rollo has continued working with the City, the Navy, the developer, the Department of Public Health, the City Attorney's Office and regulators. Highlights of their work included providing the Parcel E2 landfill monitoring report. Treadwell & Rollo had noticed that some of the wells in that parcel had vapor issues and asked the Navy to investigate whether there was methane or landfill gas being generated on the property. It was discovered that gases were still being generated and the Navy subsequently put in a landfill gas collection system and monitoring network as part of the cleanup efforts there. Since 2007 Treadwell & Rollo has conducted air monitoring for asbestos at community monitoring stations in Parcel A. They also helped the Department of Public Health review and evaluate that data and respond to questions from the community and the EPA.

Commissioner Mondejar inquired about the status of the RFP and when it will end and how many applications they have received so far.

Executive Director Bohee responded that the purchasing policy allows for a solicitation process every three years. She explained that this contract is retroactive and an RFP has been issued and three applications have been received. Ms. Bohee added that in order to prevent any gaps in service, there is a proposal to extend the existing contract on a month-to-month basis for about a year to complete the procurement process. She stated that the selection of a new contractor will be brought before the Commission.

Commissioner Mondejar inquired whether that meant that Treadwell & Rollo were reapplying.

Executive Director Bohee responded in the affirmative.

Commissioner Rosales inquired as to whether the new contract dollar value will be \$2.7 million for the 3 year term.

Mr. Kaslofsky responded that the work program for this contract is directly related to what the Navy is doing at that time and that since the Navy is already in remediation for most of the parcels, they expect the costs to decrease over time. He added that they had put a budget guidance in the RFP of \$320,000/year.

Commissioner Rosales asked if there were any subcontracting goals for minority or women or local or small business enterprises. Ms. Rosales then inquired if those goals had been satisfied for this contract.

Mr. Kaslofsky responded that agency policy for small business enterprises calls for any subcontracting work to go to SBE's for first consideration. He added that they now recognize outside government entity LBE & DBE certifications and that this is in the RFP and the new contract. Mr. Kaslofsky explained that this is a goal only if there is any subcontracting work. He added that the training requirement is for architect and engineering projects, which this is not; however, Treadwell & Rollo had voluntarily brought in four new trainees and ended up with two permanent employees as a result. He stated that Treadwell & Rollo had been very cooperative and have met all the good faith tests.

Madame Chair Johnson stated that, having been on the CAC for six years, she was very familiar with Treadwell & Rollo's work for the City and the Navy and was comfortable with the schedule they had set up. Ms. Johnson inquired about the extension of Parcel B and its impact on the project schedule. She had noticed that the outside dates for the lease extension would not meet the criteria for milestone dates and asked Mr. Kaslofsky to explain that.

Mr. Kaslofsky responded that the Navy is on schedule for remediation completion in September 2013 and for parcel date transfer in July 2014. He explained that to avoid the administration burden of having to come back to the Commission several times due to delays, they had put in an outside date of July 2016.

Madame Chair Johnson asked where they are in terms of the RFP process as far as dates and inquired about when they plan on coming back to the Commission with a recommendation after the whole process goes through.

Mr. Kaslofsky responded that they intend on coming back to the Commission with a recommendation in July 2013.

Commissioner Singh motioned to move Item 5 (b) and Commissioner Ellington seconded that motion.

Madame Secretary Jones called for a voice vote on Item 5 (b).

Commissioner Ellington - yes
Mondejar – yes
Rosales – yes
Singh – yes
Johnson - yes

ADOPTION: IT WAS VOTED BY 5 COMMISSIONERS AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 7-2013, AUTHORIZING A FIRST AMENDMENT TO THE MASTER LEASE WITH THE U.S. DEPARTMENT OF THE NAVY FOR PARCEL B, TO EXTEND THE TERM FROM OCTOBER 2, 2011 TO THE EARLIER OF JUNE 30, 2016 OR UPON THE CONVEYANCE OF PARCEL B TO THE OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Commissioner Mondejar motioned to move Item 5 (c) and Commissioner Rosales seconded this item.

Madame Secretary Jones called for a voice vote on Item 5 (c).

Commissioner Ellington - yes
Mondejar – yes
Rosales – yes
Singh – yes
Johnson - yes

ADOPTION: IT WAS VOTED BY 5 COMMISSIONERS AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 8-2013, AUTHORIZING A SECOND AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH TREADWELL & ROLLO, A LANGAN COMPANY, A NEW JERSEY CORPORATION, TO EXTEND THE CONTRACT TERM ON A MONTH TO MONTH BASIS FOR UP TO TWELVE MONTHS, FOR THE PERIOD DECEMBER 20, 2012 THROUGH DECEMBER 19, 2013, UNLESS TERMINATED EARLIER BY THE EXECUTIVE DIRECTOR, TO ENABLE CONTINUED ENVIRONMENTAL TECHNICAL SERVICES IN CONNECTION WITH; (1) THE PHASE 1 DEVELOPMENT AT THE HUNTERS POINT SHIPYARD AND (2) THE REMEDIATION AND TRANSFER OF PROPERTY AT THE HUNTERS POINT SHIPYARD FROM THE U.S. DEPARTMENT OF THE NAVY TO THE SUCCESSOR TO THE FORMER SAN FRANCISCO REDEVELOPMENT AGENCY; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

6. Public Comment on Non-agenda Items

Speakers: Ace Washington

Mr. Washington stated that he was there to represent the community and expressed need for community reform.

7. Report of the Chair

Madame Chair Johnson reported that there will be an item at an upcoming meeting agenda regarding broadcasting of Commission meetings.

8. **Report of the Executive Director**

Executive Director Bohee announced an upcoming workshop on the Moscone Center expansion. She indicated that the first official meeting regarding the expansion will be held on April 15 and that details were in the Commissioners' packets. Ms. Bohee also stated that in response to concern expressed by Commissioners about meeting times and locations, they will start rotating meetings and, as indicated in the forward calendar, there will be a special meeting on April 30 held in Mission Bay starting at 4 p.m. at Mission Creek Senior Development in their Community Room and appropriate notices will be sent out.

9. **Commissioners' Questions and Matters – None.**

10. **Closed Session:** None.

11. **Adjournment**

It was moved by Commissioner Singh, seconded by Commissioner Ellington and unanimously carried that the meeting be adjourned at 1:53 p.m.

Respectfully submitted,

Natasha Jones

Natasha Jones
Interim Commission Secretary

ADOPTED: